

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: December 13, 2012

Time: 7:00 PM

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Karen Plummer, Commissioner
Patrick Lytle, Commissioner
Scott Kozak, Commissioner
Chris Geissler, Commissioner
Joe Coath, Commissioner
Marty O'Donnell, Chairperson

Staff Members: Jennifer Tennant, Zoning Coordinator
Kevin Kramer, Planner
Jean Emerick, Recording Secretary

Call to Order

Chairperson O'Donnell called the meeting to order at 7:05 PM.

Roll call noted the following: Steve Petersen, absent; Karen Plummer, present (arrived at 7:13 pm); Patrick Lytle, present; Scott Kozak, present; Chris Geissler, present; Vice-Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Chairperson O'Donnell announced the order of proceedings and swore in those individuals that wished to speak.

New Business

ARC 12-09: 625 South Cook Street – Preliminary Review

Owner: Nick and Julie Howard
635 S. Cook Street
Barrington, IL 60010

Architect: Gummerson Architects
2232 Vardon Lane
Flossmoor, IL 60422

The applicant is seeking approval of a Certificate of Appropriateness for construction of a new single-family residence in the H-Historic Preservation Overlay District. The property is zoned R-6 Single Family Residential and is located within the H-Historic Preservation Overlay District.

The original architect was not in attendance. A representative from Gummerson Architects gave a short presentation of their project. The project is new construction on Cook Street.

Chairperson O'Donnell said it looks like they were headed in the right direction.

Commissioner Lytle said he does not have any concerns.

Vice-Chairperson Coath said he is concerned about the roof pitches. They are maintained in the front, but there is an alteration of the roof pitch going to the back. The Commission likes consistency of roof pitches throughout.

The architect said he thought it may have to do with the daylight plane. He has no objection to making those changes.

Vice-Chairperson Coath said there are ways to maintain consistent roof pitches: lower the cornice, a section of flat roof, or shrinking the width of the mass.

Commissioner Lytle said he is not sure if the gables are drawn correctly on the rear elevation.

Commissioner Kozak said he is also concerned because it could make a big change to the roof.

The architect said that there are two gables. There will be a saddle to shed the water out.

Commissioner Kozak said on the right side, there is a two-story bay off center on the gable. It looks awkward and you will be able to see that from the street. It needs to be addressed. The roof pitches may help. Overall he likes it.

Commissioner Geissler said he likes the project.

Ms. Tennant asked about the double bay, will it be a deal-breaker.

Commissioner Plummer arrived at 7:13 pm.

Chairperson O'Donnell took a poll on it. The Commission is okay with it.

Commissioner Lytle said the pitches are important, but they should not jeopardize the front, the ridge height, to make it more consistent.

Ms. Tennant asked if they had seen the use of the LP Smart Trim. The petitioner will bring a product sample to the final hearing.

Chairperson O'Donnell said it should look like smooth trim, no artificial textures.

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Chairperson O'Donnell reconvened the public meeting from December 6, 2012 at 7:23 pm.

Old Business

ARC 12-10: Barrington Village Center – Final Approval

Owner: Village of Barrington
200 S Hough Street
Barrington, IL 60010

Developer: Arthur Hill & Co.
900 Clark Street
Evanston, IL 60201

Architect: HKM Architects+Planners
43 S Vail Avenue
Arlington Heights, IL 60005

The petitioner is seeking a certificate of approval for redevelopment of the site at the southwest corner of Hough and Main Streets. The Petitioner proposes to construct two buildings on the site; one on the west side of the site, in a similar location as the former Chuck Hines store (Building #1) and another L-shaped building on the corner of Hough and Main Streets (Building #2). Building #1 is proposed as a one-story building, while Building 2 is two stories with an alternate proposal for a third story over the Main Street side of the building. The property is zoned B-4 Village Center District.

A preliminary meeting for this petition was held on November 8, 2012. The ARC gave positive feedback for the design of Building #2 but was concerned about the height and mass of the three-story alternate. The Commission asked the petitioner to provide street section views and an accurate 3-D model of the site to depict how the new buildings will fit with the existing downtown. The ARC felt that Building #1 did not fit in with Building #2 or with the rest of the

downtown. The petitioner has resubmitted a new design for Building #1 taking into account the ARC recommendations.

Mr. Hopkins, HKM Architects+Planners, said they have some additional detail and revisions. He highlighted the changes.

Commissioner Plummer said since they went late on December 6th, could they open public comment again.

Chairperson O'Donnell said no, they had closed public comment. They will open it after the architect revisions and only hear comments on the revisions.

Mr. Hopkins said on Building #1, they took out the stone base and have raised the light fixtures. Building #2 has been changed to a Dutch gable roof. In regard to color, they brought a rendering of the correct colors, using pantone colors. They will use custom colors to match this drawing if they have to.

Chairperson O'Donnell said that color will be a condition that they can bring back at another date.

Mr. Hopkins said they don't mind doing the modular brick on Building #1, but they are continuing to propose utility sized brick on Building #2. On a design basis, it makes the larger building look smaller, but also they are thinking about economics. They augmented the sections with more detail. They changed the window to a snap-in with a brick mold as the Commission requested.

Chairperson O'Donnell said he would like to make that a final condition. He asked for input on the window, but vinyl is a concern; it will fade in ten years.

Vice-Chairperson Coath said the windows are a big statement of the project. They should be proportioned like a traditional window.

Mr. Kramer said they can bring these back for final details. In the B-4 District, the only permitted windows are aluminum clad and wood.

Commissioner Kozak said he does not have a problem with the size and proportions of the windows. He wants to see the edge detail and brick mold.

Mr. Hopkins said they are committed to smooth texture siding, 5/8" on the thick edge.

Commissioner Plummer asked if the proportions are correct on the new elevations. She said there should be some space at the bottom of the window. It looks like the windows are sitting on the concourse.

Mr. Kramer said he thinks that is the space that allows for signage.

Chairperson O'Donnell said he wants to concentrate on the changes at this time. He will open up public comment based on the changes only.

Mr. Michael Kozel, 1189 South Northwest Highway, said the project has received a lot of incentives. They have a stronger advantage than other properties in the area. He thinks it is important they stay with the smaller brick.

Mr. Fred Weinert, 303 E. Main Street, said he also supports the small brick. He asked if it would be a wood or steel frame building.

Mr. Hopkins said they do not have structure yet.

Mr. Bruce Curran, 131 W. Station Street, said he left the meeting last week before commenting and had questions about the parking wall.

Mr. Mark Kursnsky, HKM Architects+Planners, said there will be different things along Station Street. At the very western edge of the property line there is a wood fence that runs north-south and along Station Street, there is a section of brick wall that is four feet high, then a two-tier deciduous landscape. The wall will be 40-50 feet that will go beyond the internal drive isle. It is a public parking lot that you want to be visible to users, yet screen it from the residential area.

Chairperson O'donnell said he wants a detailed plan of the landscaping around the parking lot.

Commissioner Plummer asked if they considered the light that would be from spilling over from the parking lot into the neighborhood. Have they used this design before?

Mr. Kursnsky said they have done a lot of these. They asked for the four-foot height variance and the evergreen trees on the corner to help with blocking headlights. If there is a brick wall all the way down to the entrance to the parking lot, it looks heavy and is out of the character of this area. They are trying to find the right balance.

Commissioner Lytle said he appreciates that they are considering it. Maybe the wall could be extended.

Mr. Curran said he would like a wall going all the way across with trees in front.

Chairperson O'Donnell said that it can be a final condition that will need to come back to the Commission.

Commissioner Kozak suggested maybe there could be an opening to the parking lot for walkers coming from the west.

Ms. Karen McCarthy, 142 W. Station Street, said she requested a fence along the side of her building. She also has a handicap ramp along the side of her building. She wants to discourage skateboarders and others from cutting across her property.

Mr. Kursnsky said there will be an eight-foot wood fence with metal framing along her property.

Chairperson O'Donnell closed public comment.

Mr. Kramer said they recently updated the Bicycle and Pedestrian Transportation Plan. From the pedestrian point-of-view, we should try to keep people on sidewalks for safety purposes.

Chairperson O'Donnell said after listening to this discussion, he thinks that the opening is not a good idea.

Commissioner Kozak said he does not think they need to restrict them to a brick wall. Let the landscape architect do his work.

Mr. Brian Kelly, 6640 Grove, asked how he can get from West Station to Building #1 if he had to park along Station Street.

Mr. Kursnsky said the buildings were brought to the street because they were trying to encourage pedestrians to walk around the property. There is the portal and there are sidewalks all around the buildings.

Commissioner Plummer said it looks like the space from the top of the lintel on the first floor to the bottom of the lintel is too large of a space visually.

Commissioner Kozak said he is not concerned about it. The signage will help break up that area.

Commissioner Geissler asked if there are examples where similar stonework is used in the Village.

Commissioner Lytle said it is seen in residential and generally the Commission is okay with it.

Commissioner Kozak suggested that the Commission look at the colors in the daylight.

Chairperson O'Donnell said they will address the colors at some point in the future.

Commissioner Kozak said he likes the changes to Building #1. Taking out the water table made a big difference. The Building #2 tower roof corners are not shown in the elevations exactly how they would show on the building. They need to be shown as rake corners.

Commissioner Lytle asked how they will address the down spouts.

Mr. Hopkins said there are gutters on the eaves where people will walk. They will return back to the building. They have provided a place for them on the inside corners where they return.

Chairperson O'Donnell thinks they just have to trust them on the gutters.

Commissioner Kozak said the rendering shows it accurately.

Mr. Hopkins said wherever possible they have designed a space for the down spouts. They are concerned about it.

Vice-Chairperson Coath said all the cornices are going all the way to the gutter. The final edge is total gutter. You don't normally see that in the neighborhood.

Commissioner Lytle said he thinks it needs a half-round gutter.

Vice-Chairperson Coath said he does not think the half-round is necessary. His concern is with the cornices.

Chairperson O'Donnell said the profile of the gutter will be a condition to come back with and the fascia will be a final detail.

Commissioner Kozak asked if there is any other commercial building in Barrington that has larger brick.

Chairperson O'Donnell said he does not think so. It was the consensus of the Commission to use smaller brick. He thinks the Commission should give on some of the items the petitioner is asking for. This is the best new commercial development he has seen in this town.

Mr. Hopkins said the larger brick will have an impact on the project. There is something about utility brick that brings the scale of the building down.

Commissioner Kozak said that up close is where most will be viewing this building.

Vice-Chairperson Coath said on Building #2 he would prefer to see a crown molding or a bed molding where the soffit and the frieze board meet. He said the bottom of the box bay needs a sill piece.

Commissioner Lytle asked about the projection of the headers.

Mr. Hopkins said he likes three inches.

Commissioner Lytle asked about the corbels holding up the arch in the pedestrian portal. He thinks they are proportionally out-of-scale. It can be a detail that will come back to the Commission.

Mr. Hopkins said all of the trim will have to be sufficient depth to receive the siding.

Mr. Kramer recapped the conditions that will need to come back for final detail:

- colors and finishes
- a window sample
- more detailed elevation of the landscape plan of the southwest corner with larger, longer permanent screening from the southwest corner to the entrance
- the gutter and downspout detail on the tower
- the corbel detail in the pedestrian portal
- the detail on the half-timbering above the masonry band
- 3-inch stone lentil detail above the window
- detail on the soffit and gutter to appear like a crown. Vice-Chairperson Coath suggested that they put a crown at the soffit and the fascia as is typical.
- no vinyl-clad
- the placement of the RTU's. They have to be screened.
- they must not use utility brick

Mr. Kramer said that the details will need to come back before permits are issued.

Mr. Hopkins asked what if they disagree with what the Commission is recommending.

Chairperson O'Donnell said they hold power over the project.

Commissioner Plummer said the Commission is highly motivated to have the project go.

Mr. Kramer said that the Plan Commission and the Architectural Review Commission are both recommending bodies to the Village Board. The Village Board has the final say on everything.

Vice-Chairperson Coath said there is a hardy board stucco board that is being suggested for the half-timber work that the Commission has not seen before.

Mr. Hopkins said they will bring in a large panel of it.

Chairperson O'Donnell asked about the footprint square footage of Building #1 and the currently proposed two-story portion of Building #2.

Mr. Kursnsky said rentable space for the third floor is 9,900 square feet and the two-story is 19,000.

Chairperson O'Donnell said that basically it is about 26,000 square feet total on footprint.

Commissioner Plummer said she had questions about the three-story.

Chairperson O'Donnell said that the Commission is being asked to approve two options. The majority of the Village approves of three stories in the downtown.

Commissioner Plummer said she thought the Commission should vote on whether it is to be a two-story or a three-story building.

Mr. Kramer said that they are asking for both.

Commissioner Geissler clarified that their obligation is on the architectural renderings.

Chairperson O'Donnell said that the Plan Commission meeting he attended convinced him that the Village approves of the three stories. He understands that some commercial landowners are against it. He believes it is the best commercial project that has come before them in seven years. Cook Street Plaza was approved as three stories. It is 38 feet tall but the mechanicals are not hidden; it should have been 48 feet. He will be asking for a motion for both options as presented with their conditions. They are being asked to judge the architecture.

Commissioner Kozak asked if they can approve the two-story version they have seen today.

Mr. Kramer said the ARC cannot give two recommendations. It is all the same petition; requiring only one motion. The petitioner has come back with the details that were asked for.

Commissioner Kozak asked if they can vote on a portion of the plans.

Mr. Kramer said they are asking for approval for all of the drawings.

Commissioner Plummer said there is not a new design for the three-story.

Petitioner Peter Rusnick said they tried to come up with a thoughtful building. The three-story only has a 36-inch variance from the code. They think it is attractive and works well with the community. The details are the same for the second and third floors.

Commissioner Kozak thinks they are ready to approve this building as a two-story. He has no issue with a third-story concept. He was hoping to approve the two-story tonight and have them come back to the next meeting with another option that takes their three-story suggestions into account.

Mr. Kramer said what was approved in the Planned Development were these drawings. That is what has to be approved.

Chairperson O'Donnell asked if they could make it a condition to be two stories unless they bring back three.

Commissioner Kozak asked if the petitioner will need to go back to the Plan Commission if they change the look of the third story.

Mr. Kramer said they will only have to come back to the ARC.

Commissioner Kozak said they had suggested lowering the eave height as a solution to help with the third story option.

Mr. Kramer said they can approve the two-story and the concept of the three-story and if it goes to three stories it will come back to discuss the massing.

Commissioner Geissler said he would like to make a motion to approve the two-story option drawings as presented, and the third story would have to come back for review and discussion of the massing with the conditions we talked about earlier.

The Commission was not ready to second the motion yet.

Commissioner Plummer said they have not resolved the large brick issue yet.

Mr. Kramer said the Village Board has the final approval.

The Commission agreed that they did not want the utility brick.

Mr. Kursnsky said they worked hard on the details for the two-story option. Last time they talked about the massing. He asked if they could make it a condition to bring back the details on the massing and proportions for the third floor. The character of the two-story can be applied to the three-story.

Commissioner Kozak said he does not like where the tower is or the height on the three-story option.

Mr. Kramer said that the Plan Commission recommended approval of a building up to 65 feet, most of which is only 55 feet, and some is only 45 feet.

Commissioner Kozak asked if there was a timing issue.

Mr. Kramer said it will go to the Village Board on Monday, December 17th. The Board would have to justify overturning it if the ARC denied it.

Vice-Chairperson Coath said that it is normal process, if there is a third story considered, they will have to come back.

Commissioner Geissler said it was petitioned as an entire package. The Commission supports the two, if they want three, they have to come back.

Mr. Kramer said Wickstrom and Motor Werks were two petitions that were approved with only conceptual designs.

Commissioner Kozak asked what would happen if the Commission denies it.

Mr. Kramer said then the Board would consider their recommendation. The Board could approve the Certificate of Approval and the drawings as presented.

Chairperson O'Donnell said the Commission will keep control of the project by approving this petition.

Mr. Kramer said Commissioner Geissler said he would like to make the motion to approve the two-story option as proposed, and the third story option would have to come back for review based on the previously stated concerns and discussion of the massing with the following conditions:

- colors and finishes
- a window sample
- more detail elevation of the landscape plan of the southwest corner with larger, longer permanent screening from the southwest corner to the entrance
- the gutter and downspout detail on the tower
- the corbel detail in the pedestrian portal
- the detail on the half-timbering above the masonry band
- 3-inch stone lentil detail above the window
- detail on the soffit and gutter to appear like a crown. Vice-Chairperson Coath suggested that they put a crown at the soffit and the fascia as is typical.
- no vinyl-clad
- the placement of the RTU's. They have to be screened.
- they must not use utility brick

Commissioner Kozak seconded the motion.

Roll Call Vote: Commissioner Petersen, absent; Commission Plummer, yes; Commissioner Lytle, yes, Commissioner Kozak, yes; Commissioner Geissler, Yes Vice Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 6-0. The motion carried.

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Approval of Minutes

Planners Report

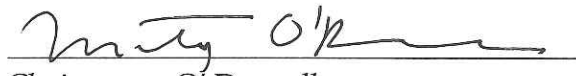
No report.

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Plummer and seconded by Commissioner Kozak to adjourn the meeting at 10:16 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick
Recording Secretary


Chairperson O'Donnell
Architectural Review Commission

Approval Date: January 24, 2013